

DRAFT Minutes of Planning Commission Meeting January 19, 2014

Roll Call: 7:05 pm

Planning Commissioners present were Supplee, Jeffrey, and Beal. Michele Braun was present as Clerk. Members of the public present included Ed Langley, Penny Peck, Jeffrey Haslett, and Steve Atherton.

Approval of Minutes

Beal moved to approve the minutes of Meeting 1412, December 15, 2014; Supplee seconded the motion. **The motion passed 3-0-0.**

Site Plans

Dick and Penny Peck have applied to open a thrift shop in a vacant space owned by Elizabeth Swain Benson at 9 East Street. Penny Peck stated that they want to have a clean environment and reasonable pricing. Jeffrey asked how long the space had been vacant; Supplee and Braun both estimated 3-4 years. Jeffrey asked whether they were renovating the space; Ms. Peck stated that they were just cleaning and painting to create a more inviting atmosphere.

The public hearing was closed at 7:05. The Commission deliberated. Jeffrey wondered whether the Commission needed to see more of a site plan. Ms. Braun offered that no exterior changes were proposed. Jeffrey asked about exterior lighting, and Ms. Braun referred to the applicants' sign permit application.

Beal moved to approve the site plan; Supplee seconded the motion. **The motion passed 3-0-0.**

Signs

Dick and Penny Peck have applied for a sign permit for Buttons & Buckles thrift shop at 9 East Street. The applicants did not have a sketch of the proposed sign. Ms. Peck noted that they planned to use the existing sign board on the building façade. Jeffrey explained that the applicants would need to bring a sketch to the Zoning Administrator before a permit could be issued. The sign can only be illuminated during business hours, as needed. Ms. Peck stated that she is considering opening the store from 10 am until 6 pm on Saturdays.

Beal moved to approve the sign permit with two conditions:

1. A sketch of the sign must be shown to the Zoning Administrator prior to administrative approval of the permit;
2. The sign may not be illuminated after 7:00 pm (unless the store is open later than that).

Supplee seconded the motion. **The motion passed 3-0-0.**

Other Business

Steve Atherton was present to discuss the future zoning of his property in the Falls. In the proposed revisions to the zoning districts, his property would be in a residential zoning district. He feels it would be more appropriate to extend the district that includes the Rustic and the Falls General Store to include his property, which has hosted numerous businesses in the past: law office, gift shop, internet service provider, etc. There is ample parking, it is a natural complement to the Falls General Store, it is distinctive in its commercial history and potential. The Commission noted that they would take this input under advisement as they continue to revise the regulations.

Beal moved to adjourn. Supplee seconded the motion. **The motion passed 3-0-0.**

Adjournment: 7:40 pm

**Next Special Planning Commission Meeting scheduled for February 2, 2015.*

**Next Regular Planning Commission Meeting scheduled for February 16, 2015.*

These minutes are subject to change at the next regular meeting; however, they are substantially correct.